

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1323**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Redd House; Mankey House**
6. Current building name: **Brown House**
7. Building address: **214 4th Avenue**
8. Owner name: **Ronald and Deidre Brown**
Owner address: **214 4th Avenue**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¼ of NE¼ of NE¼ of SE¼ of section 3
Zone **13**
Easting: **491773**
Northing: **4445965**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **11, 12** Block: **48**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **900 square feet**
16. Number of stories: **One**
17. Primary external wall material
Synthetics / Vinyl
18. Roof configuration (enter one):
Hipped Roof / Gable-on-Hip Roof
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Chimney
Porch

22. Architectural style /
building type:

Bungalow

21. General Architectural Description

Built in the Bungalow style, the house at 214 4th Avenue is a one-story, rectangular shaped, wood frame dwelling. The building fronts toward 4th Avenue to the south, and measures 28' N-S (deep) by 26' E-W (across), with a 6' by 18' shed-roofed extension on the north (rear) elevation. The house is supported by a low, painted white, concrete foundation, and the exterior walls are clad with non-historic horizontal vinyl siding. The roof is moderately-pitched, and features a gable-on-hip form. It is covered with black asphalt shingles, and the rafter ends are exposed beneath the eaves, with a fascia board. One stuccoed brick chimney is located on the ridge. The home's windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. A 6' by 22' enclosed front porch, was historically a screened-in porch. Enclosed in 1955, the porch features vinyl clad wood frame knee walls, single-light fixed-pane windows, flanked by 8-light casement windows, and a gable roof. A 15-light glass-in-wood-frame door, covered by a white storm door, leads into the enclosed porch from a 4-step concrete stoop with low flanking concrete knee walls. A rear entrance is located on the north elevation.

A garage, and a small building used historically as a chicken house, are located behind the house to the north. The garage measures 10' by 16', while the chicken house measures 6' by 8'. Both structures are of wood frame construction.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the north side of 4th Avenue, the third property west of Atwood Street, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage; Chicken House

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1921**

Source of information:
City of Longmont building permit file for 214 4th Avenue

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
Paul Neilson

Source of information:
City of Longmont building permit file for 214 4th Avenue

28. Original owner:
Paul Neilson (possibly)

Source of information:
City of Longmont building permit file for 214 4th Avenue

29. Construction History (include description and dates of major additions, alterations, or demolitions):

City of Longmont building permit records reveal that this Bungalow style residence was constructed in 1921. At some point prior to the early 1960s, a modest 6' by 18' addition was built onto the rear of the original structure. On August 6, 1945, a building permit was issued to owner Willie Manke for the construction of an 8' by 6' frame chicken house. In November 1955, a building permit was issued to architect A.W. Woolley, for a "vestibule." This work, apparently, involved enclosing the screened-in front porch.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The home at 214 Fourth Avenue was constructed in the early 1920s. On June 23, 1921, Paul Neilson applied for a water permit for a residence at this location. Boulder County Assessor's documents indicate that construction was completed by 1922. Neilson was apparently the contractor rather than owner, as the next year, Bert Polson was listed as the home's occupant. Five years later, the property was the home of Mrs. Clara Redd. Clara Redd was the widow of J. William Redd. Before her husband's death, the family had resided at 610 Coffman Street. The Redds had several children, including a daughter they named May, and sons Albert, Clyde and Harvey. In the mid-1930s, Albert is listed as the principal occupant of the home, suggesting that Clara may have passed away by this time; however, no obituary for Clara was found. Albert earned his living as a ditch rider, ensuring that the water courses remained clear of obstruction and protecting the company's water and property rights. Clyde Redd was self-employed, and by the 1950s was proprietor of his own company, Redd's Seismograph Drilling Service. The Redd's remained in this home for about ten years. By 1938, the property was the residence of first Josephy Mankey, then, five years later, of William Mankey. Will Mankey (sometimes also spelled Manke) met with an unfortunate accident and was killed May 1949, while crossing a street in California. County Assessor's records show that the property was next owned by G.P. and Anna Mariotti, before being sold circa 1948 to Mrs. Goldie G. Miller. Longmont City Directories indicate that Mrs. Miller owned the property through 1960; however, a building permit for a vestibule addition was acquired in November 1955 by Shirley Leffler, suggesting that the property had been transferred to her by this time. By 1970, the house belonged to Delmar and Bonnie King. The Kings lived here for over a decade. During the 1980s, the property was rented out. The 1990 City Directory lists Mark D. Vavra as the home's occupant and owner; however, this information was not able to be verified. The current owners of 214 Fourth Street are Ronald L. and Deidre A. Brown. The Browns purchased the property in July 1990, and have since made this their home.

36. Sources of Information

[Albert Redd obituary] *Longmont Times-Call*, December 30, 1952, p. 1.

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permit files.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated June 1930, and June 1959.

[William Mankey obituary] *Longmont Times-Call*, May 11, 1949, p. 1.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

- xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;
B. Associated with the lives of persons significant in our past;
xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

- xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.
2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.
2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.
xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.
2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.
2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **ca. 1921-1953**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This property is historically significant relative to National Register Criterion A for its association with Longmont's residential development from circa 1921 through 1953. The house is also architecturally significant, under Criterion C, for its representative Bungalow style of architecture. The property's level of significance is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, due to a loss of integrity, the property also probably does not qualify to be individually listed as a local landmark by the City of Longmont. The property, though, could qualify for listing in the National Register of Historic Places as a contributing resource within the boundaries of the Longmont East Side Historic District, if the district's boundaries were to be expanded. Currently, the property is located just outside the district's boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays an average level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. The house's integrity has been diminished by the enclosure of the originally screened-in front porch, and by the application of vinyl siding.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located just outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this building would be considered a contributing resource within the newly formed boundaries.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-41**

Frame(s): **33-34**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **May 22, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**